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**HISTORIC LANDMARK COMMISSION MEETING MINUTES
FIRST FLOOR, COUNCIL CHAMBERS
CITY 1 BUILDING, 300 N. CAMPBELL STREET
FEBRUARY 5, 2018, 4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the Council Chambers, City 1 Building, 300 N. Campbell Street, February 5, 2018, 4:00 p.m.

The following commissioners were present:

Chairman D.J. Sevigny
Vice-Chairman Sam Trimble (4:10 p.m.)
Commissioner Vicki Hamilton
Commissioner Sherry Knapp Mowles
Commissioner Charles Stapler
Commissioner Don Luciano

The following commissioners were not present:

Commissioner Kelly Blough
Commissioner Geoffrey Wright
Commissioner Sergio Ramos

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic & International Development
Ms. Leslie B. Jean-Pierre, Assistant City Attorney, City Attorney's office

CALL TO ORDER

Chairman Sevigny called the meeting to order at 4:05 p.m., quorum present.

CHANGES TO THE AGENDA

Item 7. – Will be discussed at the February 19th HLC meeting.

CALL TO THE PUBLIC

Chairman Sevigny asked if anyone present would like to address the Commission on issues not posted on the agenda. *There was no response.*



1. **PHAP18-00003** 76 Government Hill 19 & 20 (7000 Sq. Ft.), City of El Paso, El Paso County, Texas
- Location: 4324 Chester Avenue
- Historic District: Austin Terrace
- Property Owner: Louis and Sylvia Lester
- Representative: Juan E. Ordonez
- Representative District: 2
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1928
- Historic Status: Contributing
- Request: Certificate of Appropriateness for construction of a new addition and alterations to a rear yard structure to include the installation of doors and windows, the modification of the roof, and the construction of a rooftop deck
- Application Filed: 01/22/18
- 45 Day Expiration: 03/8/18

Ms. Velázquez gave a presentation and noted the Certificate of Appropriateness for construction of a new addition and alterations to a rear yard structure to include the installation of doors and windows, the modification of the roof, and the construction of a rooftop deck.



HLC Presentation
02.05.18.pptx

The property location is one in from the corner. Per the presentation slide, Ms. Velázquez highlighted the garage portion of the property directly in front of the vehicles in the driveway. The property owners are proposing to make changes that do not involve the front of the house.

1. *Demolishing the existing enclosed porch to construct a new addition.*
In the rear of the property there exists an enclosed porch which does not span the width of the entire façade and is not in the best shape. The property owners are proposing to demolish this structure and construct an addition that will span the width of the entire rear façade with the same roofline and some windows. The new addition will enclose the dining room, laundry, and bathroom. The construction materials and roofline for the addition will match the main structure. The roof will have asphalt shingles to match the existing and the contractor will use brick to match the main structure as closely as possible.



2. *Existing stone garage*

In the rear yard there exists a stone garage located at the back corner of the lot. The rear wall of the garage is actually a retaining wall which faces the alley. The garage has not been used as a garage for quite some time; however, the structure is in good shape. Initially, the property owners wanted to demolish the existing structure and construct a new studio space, made of brick, to be located more or less in the center of the rear of the property. Staff was able to convince the property owners to use the existing structure as studio space. The rear façade is quite visible, which is quite unusual, especially if the rear façade faces an alley; additionally, the alley wall is proposed to be raised two feet for some privacy. A portion of the roof of the studio space will be modified into a deck. The proposed studio will have a bathroom, a sink and new doors and windows.

3. *Altered roofline for the studio space*

The roof for the studio space will be altered to accommodate a deck with a spiral staircase on the outside. The new roof construction materials will match the existing structure as closely as possible.

*The Historic Preservation Office recommends **APPROVAL WITH A MODIFICATION** of the proposed scope of work based on the following recommendations:*

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*
- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*



- *Design an addition that is compatible with but subtly different from existing historic homes in the district.*
- *Design an addition so that if removed in the future, the historic building's form and character-defining features are not obscured, damaged, or destroyed.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted. Windows in secondary façades shall be reviewed on a case by case basis.*
- *New construction should utilize doors and windows of compatible size, style, and material in an appropriate pattern so as not to detract from the historical significance of the existing building.*
- *Locate decks at the rear of the structure, or in a location not readily visible from the street.*
- *Decks should be of materials and dimensions that do not monopolize the rear elevation or significantly detract from the architecture of the building.*
- *Do not change the style or construction of the roof. For example, constructing a gable or hip roof on top of an existing historic flat roof would be inappropriate.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

THE MODIFICATION IS THAT THE ADDITION BE DIFFERENTIATED FROM THE EXISTING HOUSE.

Following the presentation, Ms. Velázquez responded to comments and questions from commissioners.

Recommendations from Commissioner Hamilton regarding the studio space

Commissioner Hamilton commented on the differentiating look of the old stone and new stone. She recommended that the new main façade be wood frame construction. She thought this would be in keeping with what the building was. She thought this would save the property owners some money by not installing extensive masonry.



Conversation regarding differentiating the new addition from the existing house structure

Chairman Sevigny suggested pouring a concrete foundation to differentiate from the existing rubble stone foundation.

Commissioner Hamilton requested an expansion joint be implemented around the space where the two structures abut.

Guillermo Ordonez, Ordonez Construction, responded to comments and questions from commissioners. He would consult with the property owner regarding the expansion joint as requested by Commissioner Hamilton. Mr. Ordonez was not opposed to the suggestion by the Chairman regarding pouring the concrete foundation. For the proposed garage conversion, Mr. Ordonez would consult with the property owner regarding the infill and the location of the door.

Should the property owner not agree to the recommendations of the Commission, the property owner could come back with alternative recommendations.

MOTION:

Motion made by Commissioner Hamilton, seconded by Commissioner Stapler **AND UNANIMOUSLY CARRIED TO APPROVE WITH THE REQUIREMENTS AS PREVIOUSLY DISCUSSED.**

- 1. THAT THE FOUNDATION ON THE ADDITION BE CONCRETE RATHER THAN RUBBLE STONE;**
- 2. THAT THERE BE AN EXPANSION JOINT BETWEEN THE MAIN HOUSE AND THE NEW ADDITION; AND**
- 3. THAT THE NEW INFILL ON THE MAIN FAÇADE ON THE GARAGE CONVERSION BE MADE OF WOOD RATHER THAN STONE.**

2. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. February 5, 2018 deadline for HLC members to request for agenda items to be scheduled at the February 19, 2018 meeting. February 19, 2018 deadline for HLC members to request for agenda items to be scheduled for the March 5, 2018 meeting.

No address requests from commissioners.



HLC Staff Report

3. Update on Administrative Review Cases since last HLC meeting for the properties listed on the attachment posted with this agenda. (See Attachment "A.")

Commissioner Hamilton commented on:

1. **2904 Grant Avenue** request for the replacement of existing asphalt shingle roof w/new asphalt shingle in "Shasta White" to match existing and;

Ms. Velázquez explained the original asphalt shingle color was unknown and that "Shasta White" was the existing color.

2. **3116 Federal Avenue** request for the replacement of asphalt shingle w/new asphalt shingle in "Amber" to match existing.

Ms. Velázquez explained commissioners have previously approved both "Amber" and "Desert Tan" colored asphalt shingles in Sunset Heights.

MOTION:

Motion made by Chairman Sevigny, seconded by Commissioner Luciano ***AND UNANIMOUSLY CARRIED TO APPROVE THESE ADMINISTRATIVE REVIEWS AS NOTED.***

Other Business – Discussion and Action

4. Discussion and action on mandatory training for commissioners

Ms. Velázquez explained commissioners are *required* to take these three online trainings offered by the Texas Attorney General's office and the Ethics, Sexual Harassment and Violence in the Workplace training offered by the City of El Paso. Commissioners are requested to take these training classes every three years. Ms. Velázquez suggested commissioners complete their online trainings by the end of the month. Please submit your completed certificates to staff.



5. Discussion and action on Regular meeting minutes for January 22, 2018

Chairman Sevigny asked commissioners if they had any additions, corrections and/or revisions for the January 22, 2018 meeting minutes.

No comments from commissioners.

MOTION:

Motion made by Chairman Sevigny, seconded by Commissioner Luciano **AND UNANIMOUSLY CARRIED TO APPROVE THESE MINUTES AS STATED.**

ABSTAIN: *Vice-Chairman Trimble*

6. Discussion and action to set a time and date for the next work session meeting relating to Chapter 20.20 of the El Paso City Code

Ms. Velázquez suggested March 12th for the next work session meeting.

Chairman Sevigny was okay with the March 12th meeting.

Commissioner Mowles would advise Ms. Velázquez if she would be able to attend.

Ms. Velázquez suggested Commissioner Mowles email her the Commissioner's suggested revisions.

Chairman Sevigny suggested March 12th be tentative.

Should there not be any items for the March 5th HLC meeting date, Ms. Velázquez suggested holding the work session on that date.

7. Discussion on the order of the meetings

To be discussed at the February 19th meeting.

MOTION:

Motion made by Commissioner Stapler, seconded by Chairman Sevigny **AND UNANIMOUSLY CARRIED TO ADJOURN AT 4:35 P.M.**